

Hanover Road,
Kensal Rise NW10



Hanover Road, Kensal Rise **NW10**

This exceptional five bedroom Edwardian home has been meticulously refurbished and thoughtfully extended providing almost 2500sqft and blends timeless period charm with bespoke, contemporary finishes.

Spanning three beautifully proportioned floors, the property showcases impeccable attention to detail, featuring light parquet flooring, high ceilings, and an abundance of original character throughout.



Guide price: £2,500,000

Tenure: Freehold

Local authority: London Borough of Brent

Council tax band: E





On the ground floor, you'll find a welcoming entrance hallway, guest WC, and ample built-in storage, all enhanced by underfloor heating. The elegant front reception room boasts high ceilings, a charming bay window with stained glass, and an original fireplace. At the rear, the space opens into a breathtaking open-plan kitchen, dining, and living area, seamlessly connecting to a beautifully landscaped garden through striking crittall doors. The property also benefits from a large driveway.

Upstairs, the first floor offers three spacious double bedrooms, a family bathroom, and a luxurious principal suite, complete with a walk-through wardrobe, stunning stained glass features, and a stylish en suite. A utility cupboard provides convenient space for laundry appliances. The top floor is light filled and provides two additional double bedrooms, extensive eaves storage, and a separate shower room.

Hanover Road is well located for access to both Brondesbury Park and Kensal Rise Overground stations, and Willesden Green Underground station (Jubilee line). It is also within close proximity to bus routes that have direct access to central London. This desirable area, renowned for family houses, is within easy reach of the shops and cafes on Chamberlayne Road and Sidmouth Parade, along with excellent schools and a range of sports and recreational facilities.









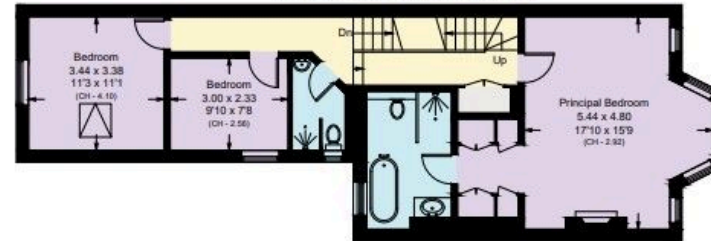
Hanover Road, NW10

Approximate Area = 233.5 sq m / 2513 sq ft
Including Limited Use Area / Eaves (18.9 sq m / 203 sq ft)



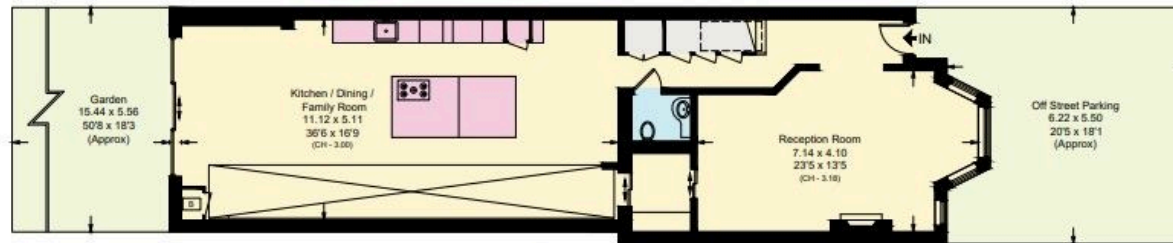
Second Floor

Approximate Area = 58.7 sq m / 631 sq ft
Including Limited Use Area (17.6 sq m / 189 sq ft)



First Floor

Approximate Area = 73.0 sq m / 786 sq ft



Ground Floor

Approximate Area = 101.8 sq m / 1096 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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